

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES  
LA JOLLA COMMUNITY PLANNING ASSOCIATION**

**Revision 0**

**Tuesday, August 22<sup>nd</sup>, 2017 @ 4:00 p.m.**

La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

**Meeting Room 1**

1. **4:00pm Welcome and Call to Order:** Janie Emerson, Acting Chair
2. **Attendance: present:** Janie Emerson, Bob Steck, Angie Preisendorfer, Matt Edwards, Michael Czajkowski, Myrna Naegle, Tony Crisafi, **absent:** David Gordon
3. **Adopt the Agenda**  
Motion made to adopt the agenda- Bob Steck, 2nd Michael Czajkowski vote 6-0-0
4. **Adopt July Minutes**  
Motion made to adopt the minutes from July 2017- Myrna Naegle, 2nd Bob Steck vote 5-0-1 Michael Czajkowski was not in attendance in July.
5. **Non-Agenda Public Comment:** None
6. **Non-Agenda Committee Member Comments:** None
7. **4:05pm Chair Comments**  
**Future Meetings:**  
Chair Comments- Discussion about moving meeting Day and time to provide enough time to get the minutes delivered to the PRC. Decided the 3rd Monday 4:00pm Starting November 20, 2017
8. **Project Review:**
  - a. **4:15-4:45pm DOSTART RESIDENCE (2<sup>nd</sup> Review)**
    - Project #: 549333
    - Type of Structure: Single Family Residence
    - Location: 3115 Bremerton Place
    - Applicant's Rep: Joseph Reid (858) 456-8555 jreid@isarchitecture.com
    - Project Manager: Gaetano Martedi (619) 446-5329 gmartedi@sandiego.gov
    - **Project Description** (Process 3) Site Development Permit for demolition of an existing 2,681 sq ft single story, single family home and construct a new 5,103 sq ft two-story single family residence with attached two car garage and covered rear patio on a 15,007 sq ft lot  
Existing FAR: .18 New FAR: .34  
Observing existing setbacks: Front 20'; Side North 8'-10"; Side South 8'-11"  
Front porch encroaches 6'-0" into Front Yard Setback  
Structure Heights: Existing 13'-0" Proposed 24'-7 ½"  
The 0.34 acre site is located at 3115 Bremerton Place in the LJSPD-SF base zone of the La Jolla community plan area within council district 1.

**Findings can be made for the Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project # 549333. Motion made by Tony Crisafi and 2nd by Myrna Naegle  
Vote 5-0-2 abstains Janie Emerson- acting Chair, Michael Czajkowski- Friend of presenter**

**b. 5:15-5:45pm GREENBERG RESIDENCE**

- Project #: 556536
- Type of Structure: Single Family Residence
- Location: 8276 Paseo Del Ocaso
- Applicant's Rep: Michael Morton (858) 459-3769 [michael@marengomortonarchitects.com](mailto:michael@marengomortonarchitects.com)
- Project Manager: Martha Blake (619) 446-5375 [mblake@sandiego.gov](mailto:mblake@sandiego.gov)

**Project Description:** (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single dwelling and construct a 4,902 sq ft two story dwelling with a 784 sq ft basement, swimming pool and spa located at 8276 Paseo Del Ocaso. The 0.12 acre site is located within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

**Public Comments -**

- Mary Little direct west neighbor worried about losing privacy in living room and back yard from the new second story balcony off the main living quarters. Also worried about the and drainage to her property.
- Peggy Davis nearby neighbor was concerned about the soils report and the existing water table. Michael Morton explained the basement will be 10' deep and the soils report dated May 2017, stated the water table is at 16'

**Trustee Comments:**

- Matt Edwards: Liked the finishes, but was concerned vertical face on the North and South side no articulation, no air or light, felt the second story needed be smaller to give a break in the vertical walls, needs a 20' driveway so cars can park without blocking the sidewalk.
- Bob Steck: expressed concern about the .89 FAR most of the homes in the area are considerably less in La Jolla Shores. Morton said The Shores has no FAR requirements.
- Tony Crisafi: Like the exterior finish, uncomfortable with the side setbacks on the second floor too aggressive, needs more articulation, west side pulled in. Mr Crisafi stated the FAR metric relates to the homes 44% is area average, this project .89% Mitigating the massing would help. Also a 20' driveway.
- Angie Preisendorfer concerned about neighbors privacy and the FAR massive for the lot.
- Myrna Naegle concerns about the cycle issues not completed. Sec. 113.0240@
- Janie Emerson, Concerns bulk and scale, articulation of the 2nd story, Privacy from the 2nd story deck, and the driveway not 20' from the property line.

**This Project has been continued to a future meeting**

- c. 4:45-5:15pm Presentation** – Proposal for Incentive Based Zoning for Coastal Development – modifying the process for Coastal Development Permits (**SD LDC Sec. 126.0704**) Sharon Wampler and/ or Diane Kane

**Note:** This presentation will be information only as the LJSPRC Charter only allows the committee to review and comment on applications for discretionary permits and the La Jolla Shores Planned District Ordinance (LJSPDO) pursuant to (San Diego Municipal Code Chapter 15, Article 10).

**MOTION - Moved to return Modifying the the Coastal Development charter, to the LJSPRC September meeting for further discussion as an action item.**

**Moved - Tony Crisafi 2nd - Myrna Naegle**

**Vote: 7-0-0**

**Note: Following the meeting, the City Attorney's Office has stated that this proposal is not in the scope of the La Jolla Shores Permit Review Committee (LJSPRC) as per the La Jolla Community Planning Association Bylaws. Therefore, the LJSPRC cannot vote or take action on the matter.**

**Adjourn to next PRC meeting Tuesday, September 26, 2017 @ 4:00 p.m.**